

GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | GRAND ORIENTAL - STYLE RETREAT



GRAND ORIENTAL - STYLE RETREAT

UMALAS, KEROBOKAN

| | | | |
|---------------|--------------------|-----------|----------|
| PRICE USD | PRICE IDR | OWNERSHIP | PERIOD |
| USD 1,600,000 | IDR 26,980,000,000 | Leasehold | 28 years |

| | | |
|--------------|-------|------------|
| BEDS / BATHS | LEVEL | YEAR BUILT |
| 6 / 6.5 | 1 | 2015 |

| | | |
|------------------------|---------------------|--------|
| LAND SIZE +/- | LIVING SIZE +/- | DESIGN |
| 2,636 sqm 26.36 are | 637 sqm 6.37 are | |

| | | |
|--------------|-----------------|----------------|
| CERTIFICATES | ZONING | VIEWS |
| IMB | Mix Zoned (C-1) | Pool Garden |

Nestled in the serene neighbourhood of Bumbak, this villa sits on an expansive 2,636 m² plot surrounded by immaculate tropical gardens, a true embodiment of Bali's luxurious retreat lifestyle.

The property features an impressive open-plan living and dining area, two kitchens, a media room, a gym, and a spacious terrace complete with BBQ grill, pizza oven, and outdoor dining area. A 25m x 5m swimming pool with a gazebo completes the perfect setting for leisure and entertainment. Accommodation includes two master bedrooms each with a private jacuzzi, and four additional bedrooms with en-suite bathrooms, all offering direct outdoor access.

Blending elegant tropical architecture with an open-space concept and harmonious connection to nature, the villa was built in 2015 with proven quality and timeless design.

Bumbak has evolved into one of Bali's most sought-after neighborhoods, a balanced mix of family residences and holiday villas, offering proximity to Seminyak and Canggu, as well as a growing selection of cafés, restaurants, boutiques, and international schools.

** Motivated seller: price was reduced from USD 2.090.000 to USD 1.600.000 (under valued)*

Garage | Garden | Gym | Jacuzzi | Laundry Room | Private Parking | Staff Quarters | Storage Room | Swimming Pool

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www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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OVERVIEW

REGULAR
 OWNERSHIP: LEASEHOLD
 LAND SIZE: 2,636 sqm / 26.36 are
 LIVING SIZE: 637 sqm / 6.37 are
 LEVEL: 1
 BED / BATH: 6 / 6.5
 VIEWS: POOL, GARDEN
 FURNISHING: FULLY-FURNISHED
 PAYMENT TERM: NO
 CERTIFICATION: IMB
 ZONING: MIX ZONED (C-1)

AMENITIES

✓ GARAGE
 ✓ GARDEN
 ✓ GYM
 ✓ JACUZZI
 ✓ LAUNDRY ROOM
 ✓ PRIVATE PARKING
 ✓ STAFF QUARTERS
 ✓ STORAGE ROOM
 ✓ SWIMMING POOL

OTHERS

✓ 150 SQM SWIMMING POOL
 ✓ TV ROOM
 ✓ GYM
 ✓ DRY KITCHEN & AMP; CHEFS KITCHEN
 ✓ BBQ & AMP; PIZZA OVEN
 ✓ TERRACE WITH OUTDOOR DINING AND SUNBEDS
 ✓ GAZEBO
 ✓ JACUZZI
 ✓ STAFF QUARTERS
 ✓ PARKING UP-TO 8 CARS
 ✓ 35,000 KVA ELECTRICITY WITH 45,000 KVA GENERATOR SET
 ✓ DEEPWELL WITH WATER FILTRATION

NEARBY

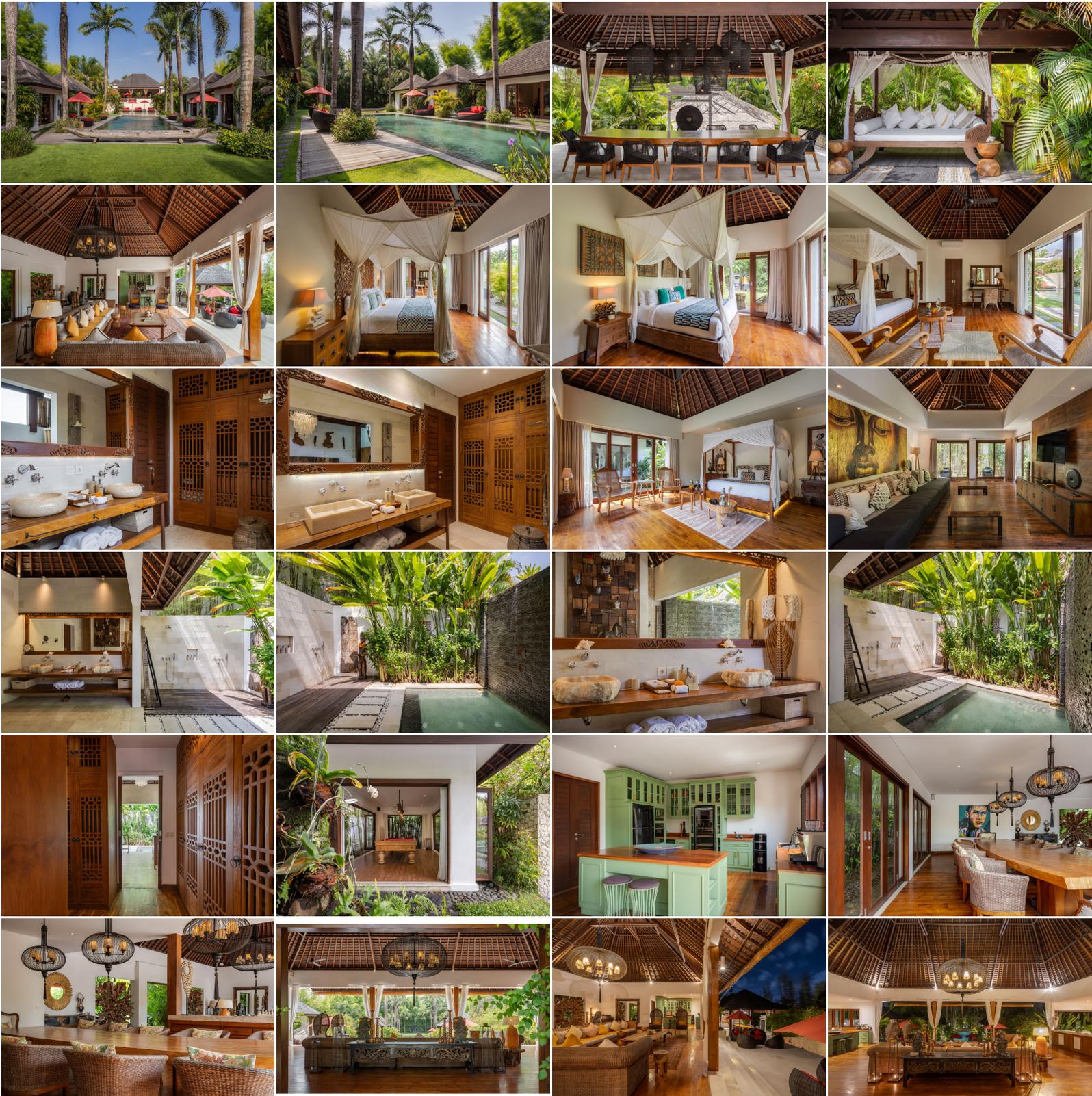
BATU BELIG BEACH
 ECHO BEACH
 BERAWA BEACH
 MAI MAIN PLAYGROUND
 PERERENAN BEACH
 PETITENGET BEACH
 SESEH BEACH
 TIMES BEACH WARUNG
 AMOLAS CAFE
 BOKASHI
 BRAUD CAFE
 DESA KITSUNE
 DOPPIO CAFE PINK
 GUSTO GELATO
 INDIGO
 BALI EQUESTRIAN
 BALI BUDA UMALAS
 FURTHER HOTEL

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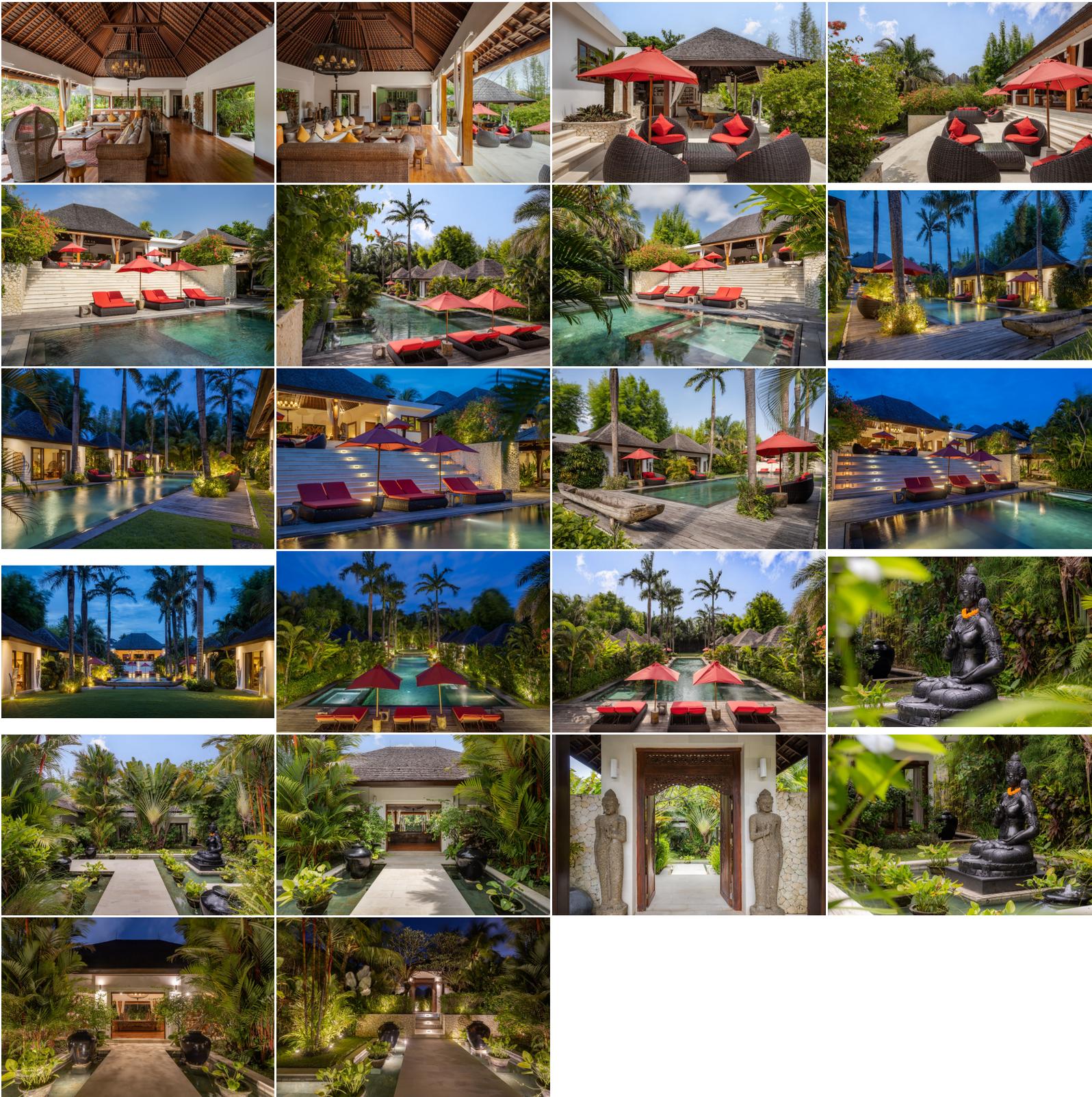
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